

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 5.7, "DESIGN DISTRICT DIMENSIONAL STANDARDS," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING CERTAIN SECTIONS AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 5.7, "Design District Dimensional Standards," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2003.

APPROVED:

RON SILVIA, Mayor

ATTEST:

Connie Hooks, City Secretary

APPROVED:

City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 5.7, "Design District Dimensional Standards," of the Code of Ordinances of the City of College Station, Texas, is hereby amended to read as follows:

"5.7 The following table establishes dimensional standards that shall be applied within the Design Districts, unless otherwise identified in this UDO:

	Design Districts			
	NG-1	NG-2	NG-3	WPC
Minimum Lot Area	None	None	None	2,400 SF
Minimum Lot Width	None	None	None	24'
Minimum Lot Depth	None	None	None	100'
Minimum Front Setback	None	None	None	25'
Minimum Side Setback	None	None	None	None (A)
Minimum Side Street Setback	None	None	None	15'
Minimum Rear Setback	None	None	None	15'
Maximum Setback from a Right-of-Way (B)	10' (C)	None	10' (C)	None
Maximum Height	None	None	None	None
Minimum Height	2 Stories (D)	None	2 Stories (D)	None
Minimum Floor to Area Ratio (FAR)	1 (E)	None	1 (E)	None

Notes:

- (A) Lot line construction on interior lots is allowed where access to the rear of the building is provided on the site or by dedicated right-of-way or easement.
- (B) Maximum setback from any property line adjacent to ROW, including lots with single frontage, lots with double frontage, and corner lots with multiple frontages.
- (C) Ten feet or the width of any public easement in excess of ten feet.
- (D) A one-story structure may be erected if all facades are a minimum of 20 feet in height.
- (E) This area calculation shall not include any lot area encumbered by required easements, setbacks, sidewalks, or detention."